

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0055

901 & 907 Stobaugh Street

DISTRICT: 7

ZONING FROM: SF-3-NP

TO: MF-4-NP

ADDRESS: 901, 907 Stobaugh Street

SITE AREA: 1.00 acre (43,560 sq. ft.)

PROPERTY OWNER:

901 Stobaugh St., Blue Pig, LLC

(Lisa Gray, Manager)

907 Stobaugh St., Northgate Development, LLC

AGENT:

Thrower Design

(Ron Thrower or Victoria Haase)

CASE MANAGER Mark Graham (512-974-3574, mark.graham@austintexas.gov)

STAFF RECOMMENDATION:

The Staff is making an alternative recommendation, to grant multifamily residence, medium density – neighborhood plan (MF-3-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

**July 27, 2021: APPROVED MF-3-CO-NP COMBINING DISTRICT ZONING WITH
CONDITIONAL OVERLAY FOR 20 DWELLING UNIT MAXIMUM.
[G. COX, C. HEMPEL – 2ND] (7-0) J. SHIEH – RECUSED. C. LLANES
PULIDO AND J. MUSHTALER – ABSTAINED.) P. HOWARD, J.
THOMPSON & CHAIR SHAW - ABSENT**

**July 13, 2021: APPROVED A POSTPONMENT REQUEST BY THE
NEIGHBORHOOD TO JULY 27, 2021, BY CONSENT
[C. HEMPEL, Y. FLORES – 2ND] (8-0) A. AZHAR, P. HOWARD, S.
PRAXIS, C. LLANES PULIDO, R. SCHNEIDER - ABSENT**

CITY COUNCIL ACTION:

August 26, 2021

ORDINANCE NUMBER:

ISSUES

At this point, there is a Valid Petition on this case and a super majority vote of City Council on third reading is required to approve the zoning request. Petitions submitted up until August 5, 2021 total 29.29% of the property within the 200 foot buffer area of the rezoning tract. Petition materials are located at the back of the Staff report.

Neighbors note current problems with cars parked on the street by nearby auto related businesses. There are concerns about additional parking and traffic coming from the proposed development. The residents have voiced their view that some additional units would be acceptable in the neighborhood but that the proposed MF-4-NP zoning would not be compatible.

CASE MANAGER COMMENTS:

The applicant is requesting multifamily residence, moderate-high density-neighborhood plan (MF-4-NP) district zoning for the 1.0 acre (43,560 sq. ft.) tract that is currently zoned family residence-neighborhood plan (SF-3-NP) district zoning. The rezoning tract is located on the south side of Stobaugh Street between North Lamar Blvd. and Watson Street. There are 2 detached residences on the tract. The south side of Stobaugh Street is zoned for family residences (SF-3-NP) with the exception of the commercial property on the east end of the block, which is zoned (CS-MU-V-CO-NP) where an auto body shop currently operates. While that business fronts on North Lamar Blvd. it takes access from both Lamar and Stobaugh.

The north side of Stobaugh is a mixture of three different zone districts. About half of the north side is zoned family residence-neighborhood plan (SF-3-NP), the rest is zoned general commercial services-conditional overlay-neighborhood plan (CS-CO-NP), or limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP). The LO district appears to function as a buffer between the commercial and residential zones. It provides parking and rear access to the commercial strip building that fronts on West Anderson Lane and takes access from Anderson and Lamar.

The Crestview/Wooten Combined Neighborhood Plan shows the subject property as family residential in the Future Land Use Map (FLUM). An Amendment to the Neighborhood Plan is required to permit the requested change to multi-family residential. The Neighborhood meeting was held virtually on April 19, 2021. Inclusive Planning is supporting the Plan Amendment to multifamily zoning because it will buffer the family residential and because it will support the transit uses on the Lamar Activity Corridor.

There is access to the #1 & 350 bus on N. Lamar at Stobaugh Street. The #1 connects with MetroRapid 801 at Crestview station less than a mile south of Stobaugh. The Red-line train also serves the Crestview Station and there are connections to #7 & 350 on Airport Blvd east of Lamar. The morning peak travel time from Stobaugh at Lamar to the ACC Highland Campus on the #350 MetroBus is 18 minutes. Travel time from the subject property to One Texas Center on

the MetroRapid #801 is 40 minutes in the morning peak hour including an 8 minute walk to the North Lamar Station north of the Anderson Lane/Lamar/Highway 183 interchange.

Lamar Boulevard is an Imagine Austin Activity Corridor intended to provide a mix of land uses that enable walking, biking, and transit use. The Activity Corridors are also intended to improve health, reduce traffic congestion, reduce carbon footprint, and improve the environment. Lamar is the Project Connect Corridor for the Orange line that will connect along Lamar from Tech Ridge to Republic Square downtown and then south to the terminus at Slaughter Lane. The Blue Line will also serve Lamar from the North Lamar Transit Center (north side of Highway 183) to the UT Campus, Downtown and then east to Austin Bergstrom International Airport.

The applicant notes that the commercial uses east of the rezoning tract are intense uses and that the proposed multifamily zoning would provide housing that is in demand and would act as a transitional use to the general commercial services uses on N. Lamar. There is multifamily, medium density – neighborhood plan (MF-3-NP) zoning contiguous to the rezoning tract for about half of the south property line. The MF-3-NP property is developed with condominiums and fronts on Taulbee Lane.

Compatibility Standards would apply to the subject rezoning tract at property lines adjacent to SF-3 zoned land. Typically, this would include a 25-foot setback for the multifamily buildings together with a solid fence and landscaping. Building heights would be limited to 30 feet within 50 feet of the SF-3 zoning to ensure compatible heights. There are restrictions about locations of drive aisles, parking, trash enclosures and screening requirements to further reduce impacts. The design standards help to protect the residential character of the neighborhood and allow for greater variety of housing choices to meet the varied needs of Austin residents.

Locating residential density along or near the activity corridors is a strategy for increasing the number of people who will benefit from the community's investment in transit and also providing the concentration of riders who will use the transit and make it successful. Transit helps to reduce household commuting costs and provides mobility to people who are unable to drive for a variety of reasons. Staff believes that permitting infill development with increased residential density in close proximity to the Activity Corridors and adjacent to intense commercial development is appropriate for this property.

BASIS OF RECOMMENDATION:

The Staff is making an alternative recommendation, to grant multifamily residence, medium density – neighborhood plan (MF-3-NP) combining district zoning.

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The recommended MF-3 base zone district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities,

generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable.

The rezoning site is located near North Lamar Blvd. which is an Imagine Austin Corridor currently served with MetroRapid bus service. Lamar, near this location, will also have the Project Connect Orange and Blue lines for high capacity transit. The North Lamar Transit Center is located on North Lamar Blvd. across Highway 183 from the subject site.

North Lamar near the subject location is a significant location for employment in auto related and home improvement related business. The Texas Department of Public Safety also has several buildings just over a mile south on Lamar. There are also recreation and entertainment businesses including athletic clubs, restaurants, video games and hobby shops. personal and business services. Anderson Lane, a popular commercial corridor in this area and has movie theaters, groceries, toys and many other retailers.

2. *Zoning should not constitute a grant of special privilege to an individual owner: Granting of the request should result in an equal treatment of similarly situated properties.*

There is multifamily zoning between the commercial zoning and the family residential zoning on the next two blocks south of Stobaugh: Taulbee Lane and Morrow Street. There are other examples of multifamily transitions between commercial and single-family residential zoning, east of Anderson Square north of Anderson Lane and north of Wooten Drive to the commercial zoning along Highway 183.

3. *The proposed zoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The City Council adopted the Imagine Austin Comprehensive Plan that provides support for increasing the variety of housing types available and focusing housing density in areas that are walkable to recreation, education, entertainment and to access transit in Activity Corridors to employment in Activity Centers.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	SF-3-NP	2 Single Family dwellings
North	CS-CO-NP	Strip commercial, retail and consumer services
South	SF-3-NP, MF-3-MP	Single family dwellings, Condominiums, multifamily dwellings
East	CS-MU-V-CO-NP	Auto body shop

	Zoning	Land Uses
West	SF-3-NP	Single family dwellings

NEIGHBORHOOD PLANNING AREA: Crestview/Wooten Combined

TIA:

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Stobaugh Street. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized.

WATERSHED: Little Walnut Creek, Waller Creek –Maximum impervious cover in MF-3 is 65%

OVERLAYS: ADU Approximate Area Reduced Parking; Residential Design Standards: LDC/25-2-Subchapter F; Selected Sign Ordinances

SCHOOLS: Austin ISD

Brentwood Elementary

Lamar Middle

McCallum High

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Central Austin Urbanists

Crestview Neighborhood Assn.

Crestview Neighborhood Plan Contact Team

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Austin Neighborhood Alliance

SELTexas

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2009-0065 & NPA-07-0017.01 Crestview VMU BLDG Opt-in /Opt-out Process	Rezone 29.70 ac. In Crestview to add V, and to exclude tracts 2, 4, 8 and 11 (35.35 ac.).	To grant	Apvd.09/24/2009 Ord.# 20090924-091
C14-2007-0095 & NPA-07-0017.01 Justin Substation	Rezone 2.036 ac. from LI-PDA-NP to P-NP. NPA to change from Major PD to Utilities.	To grant	Apvd. 02/28/2009 Ord.# 20080228-083

Number	Request	Commission	City Council
7520-7530 N. Lamar BLVD			
C14-2020-0047 NPA-2020-0017.02 Crestview NPA 902, 904 Morrow St.	Rezone 0.74 ac. From SF-3-NP to MF-1-NP Amend Neighborhood Plan and FLUM Tract from single family to multifamily.	To grant	Apvd.11/12/2020 Ord.# 20201112-060 Ord.# 20201112-059
C14-2009-0012 & NPA-2008-0018.01 Highland NPA VMU Overlay Opt-in / Opt-out process	Rezone approx. 214.24 ac. to add (V) zoning, and to exclude Tract 4 in Highland NPA. Amend Highland NPA and FLUM to match case C14-2009-0012	To grant	Apvd.06/11/2009 Ord.# 20090611-055
C14-2011-0117 Crestview Station Residential 950 Banyon St.	Rezone TOD-NP to TOD-NP to change conditions of the zoning related to Lot 7.	To grant	Apvd.12/15/2011 Ord.# 20111215-077
C14-2010-0049 Georgian Acres NPA	Add NP to 669 ac. Of Georgian Acres and Rezone 43 Tracts of land.	To grant	Apvd.06/24/2010 Ord.# 20100624-112
NP-2010-0026 North Lamar Combined NP	Amend Ord.# 20100624-110 to remove and replace Chapter subsection regarding infill options for vacant land near Rundberg Lane.		Apvd. 08/26/2010 Ord.# 20100826-059
C14-2012-0098 Crestview Station Residential 950 Banyon St.	Rezone from TOD-NP to TOD-NP to change development regulations on Lot 7 property.	To grant	Apvd.10/18/2012 Ord.#20121018-092

RELATED CASES:

NPA-2020-0017.02, Proposed amendment to Crestview Neighborhood Plan, Single Family to Multifamily uses.

C8-1932-1440, Subdivision

LEGAL DESCRIPTION:

Lot 21 and 22, Block C, Northgate Addition Subdivision.

Deed References: 2018163396, 2020142622

OTHER STAFF COMMENTS:

Inclusive Planning

The Inclusive Planning Team supports the applicant's request to amend the Neighborhood Plan and change the Future Land Use Map (FLUM) from Single Family to Multifamily land use. There is support because the Multifamily land use will provide a buffer with the commercial land uses along North Lamar, which is an Activity Corridor. The site is near public transit and the Project Connect Orange and Blue lines.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek and Waller Creek Watersheds of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and onsite control for the two-year storm.

Parks and Recreation

PR1: Parkland dedication will be required for the new residential units proposed by this development, condominiums with MF-4-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

- a. The site is subject to compatibility standards. Along the west and southwest property lines, the following standards apply:
- b. No structure may be built within 25 feet of the property line.
- c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- e. No parking or driveways are allowed within 25 feet of the property line.
- f. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP2. Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Stobaugh Street. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized.

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Stobaugh St	51'	50'	31'	1	Yes	No	Yes

Austin Water Utility

AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

Exhibit A: Zoning Map

Exhibit B: Aerial Map

Correspondence

Petition Packet

Commissioner Question

Case C14-2021-0055 – 901 and 907 Stobaugh Street

Case Manager: Mark Graham

07/27/2021

Jennifer Mushtaler:

If we vote to grant MF4 to Stobaugh, what is the maximum number of units that could be built on those properties given the acreage? It's a small parcel and it seems that compatibility is going to limit the developer but just curious.

Response:

The lot is said to be 1 acre (43,560 square feet)

MF-4 base zone requires a specific amount of land area for each dwelling unit based on unit size:

- | | |
|--|----------|
| 1. 1,200 sf (of land)/ each unit with 2 or more bedrooms | 36 du/ac |
| 2. 1000 sf/ 1 BR | 43 du/ac |
| 3. 800 sf/ efficiency | 54 du/ac |

The mix of efficiencies, 1 bedroom and 2 or more bedroom units, impacts the total number of units:

Example

15 x 2-BR @ 1200 sf/unit	14,400 sf of land area	18000
14 x 1 BR @ 1000 sf/unit	12,000 sf	14000
14 x efficiencies @ 800 sf/unit	9,600 sf	<u>11200</u>
Total	43 dwelling units	43,200 sf (required amount of land area)

While it's possible to calculate the maximum number of dwelling units for the site without designing the site, the site shape, grade and other feature may make it difficult to maximize the unit count. You have to account for drive aisles, parking, setbacks, detention/water quality, building footprint, open space, building heights, building coverage, building height limits, compatibility setbacks and total impervious coverage.

The maximum building coverage for MF-4 is 60% (of 43,560 sf = 26,136 sf)

The maximum impervious cover for MF-4 is 70% (of 43,560 sf = 30,492 sf)

2 parking spaces per unit with drive aisles (2x250 sf)=500 sf x 43 du (example above)=21,500 sf

If this was surface parked then the maximum impervious cover-parking available for the building footprint is 30,492 sf – 21,500 sf = 8,992 sf.

1.5 parking space per unit with drive aisle (1.5x250 sf) =375 sf x 43 dwelling units =16,125 sf

Maximum impervious cover 30,492 minus surface parking 16,125 leaves building footprint of 14,367 sf, for 14 dwelling units per floor for 3 floors or average of 1026 sf per unit.

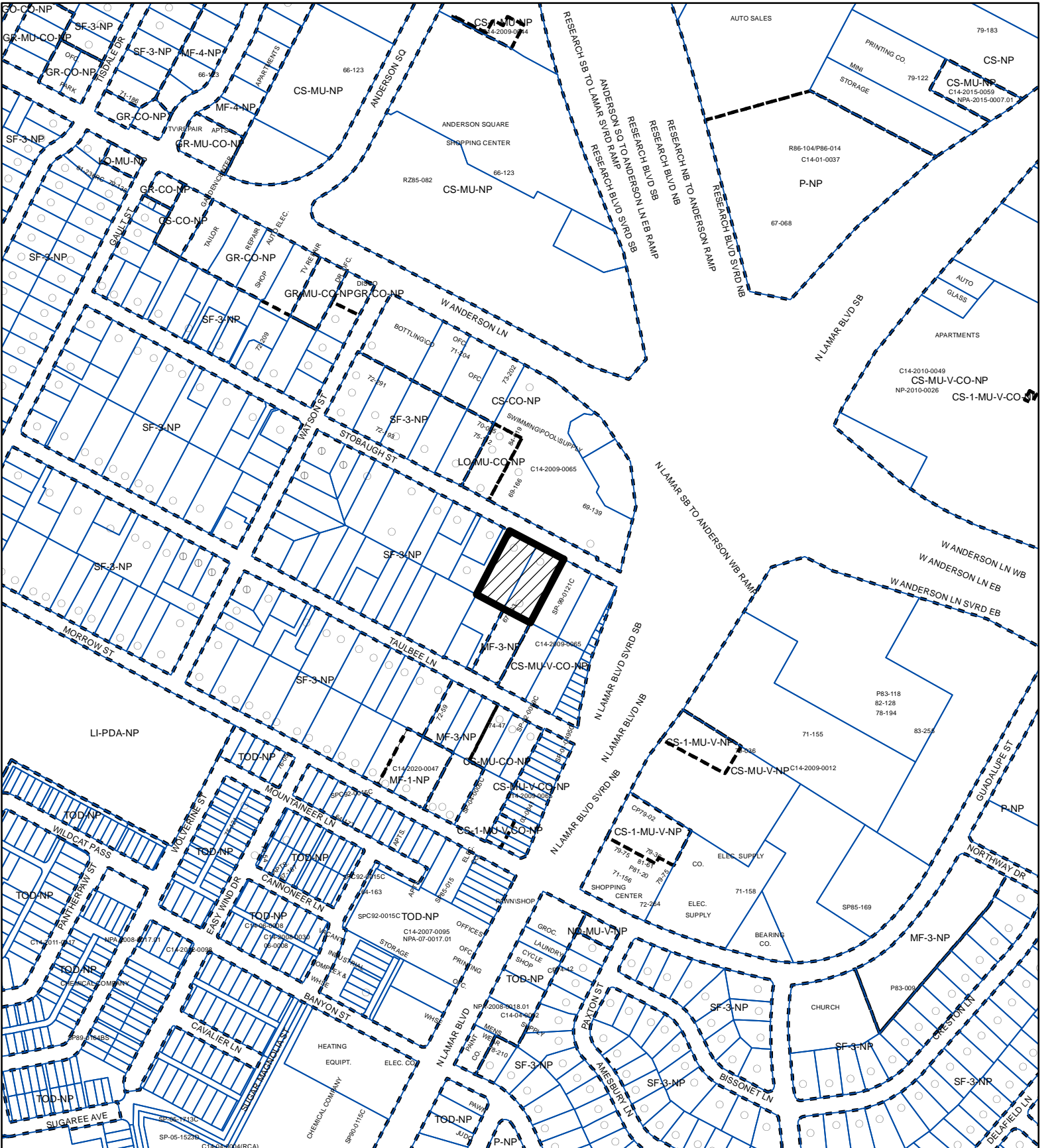
MF-4 Setbacks:	Front (Stobaugh St)	15'
	Interior side (to CS-MU-V-CO-NP)	5'
	Rear (to MF-3-NP)	10'
	Rear (to SF-3-NP)	25' (Compatibility Stds.)
	Interior side (to SF-3-NP)	25' (Compatibility Stds.)

Building height: MF-4 base district permits 60'
Compatibility Standards permit 30' and 2 stories- within 50' of SF-3 zoning.

With units that average 1,000 sq. ft., and parked with 1.5 average vehicles per unit for 43 dwelling units it appears possible to fit a 15,000 square foot building footprint and a 15,000 square foot parking area with drive aisle. (surface parking, 3 floors averaging 14 units.) Structured parking is expensive but may be needed to meet open space, detention, water quality, etc.

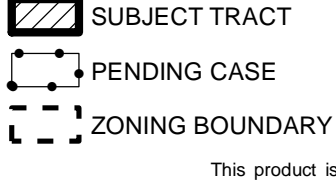

Conclusion

I believe that up to 42 dwelling units of mixed size together with minimal parking could be built on the subject property.



ZONING

ZONING CASE#: C14-2021-0055



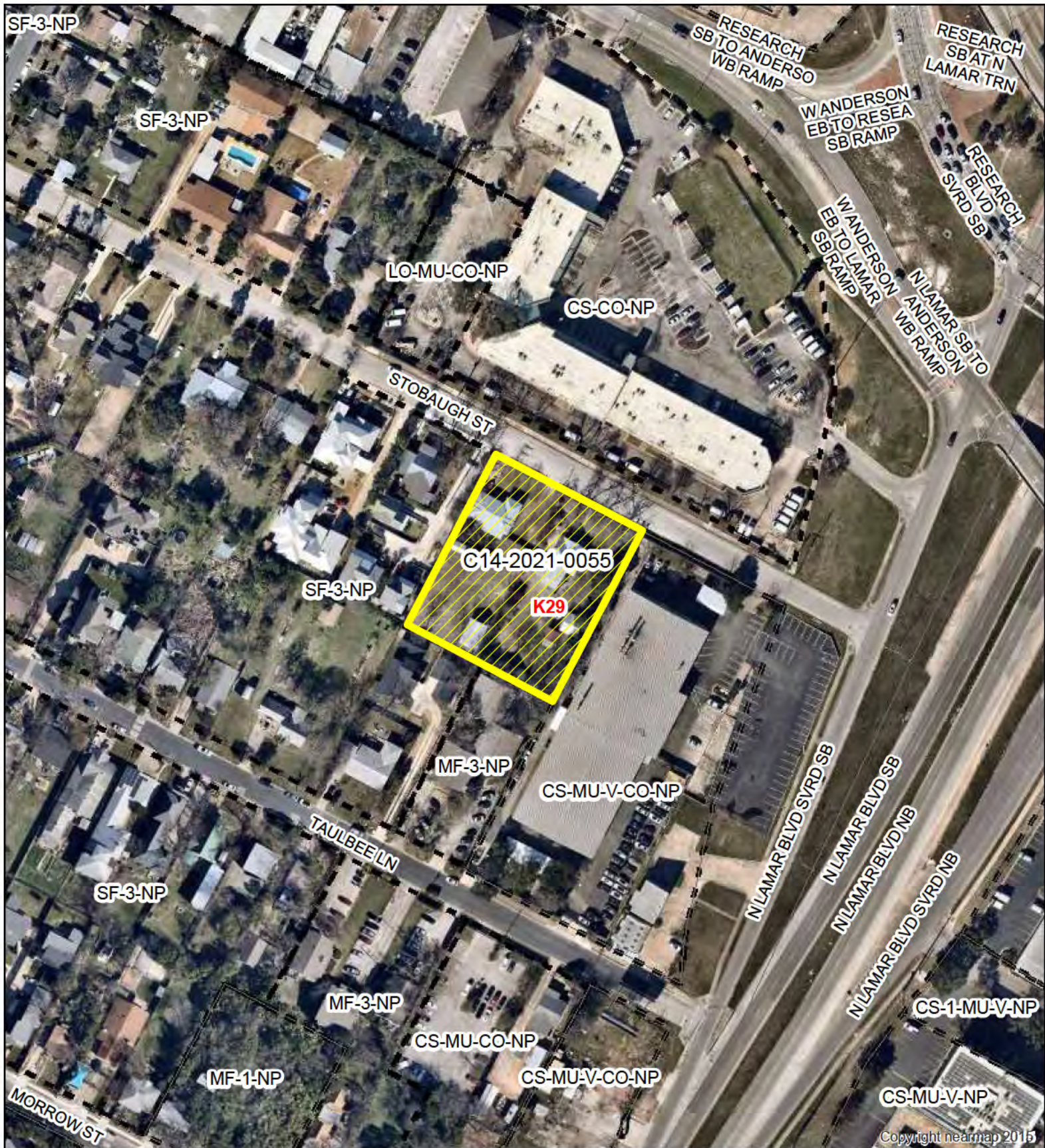
1" = 400'

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Created: 4/5/2021



1" = 150'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

901 & 907 Stobaugh Street

ZONING CASE#: C14-2021-0055

LOCATION: 901 & 907 Stobaugh Street

SUBJECT AREA: 1.0043 Acres

GRID: K29

MANAGER: MARK GRAHAM



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Aus in regarding specific accuracy or completeness.

Case Number:
C14-2021-0055

PETITION

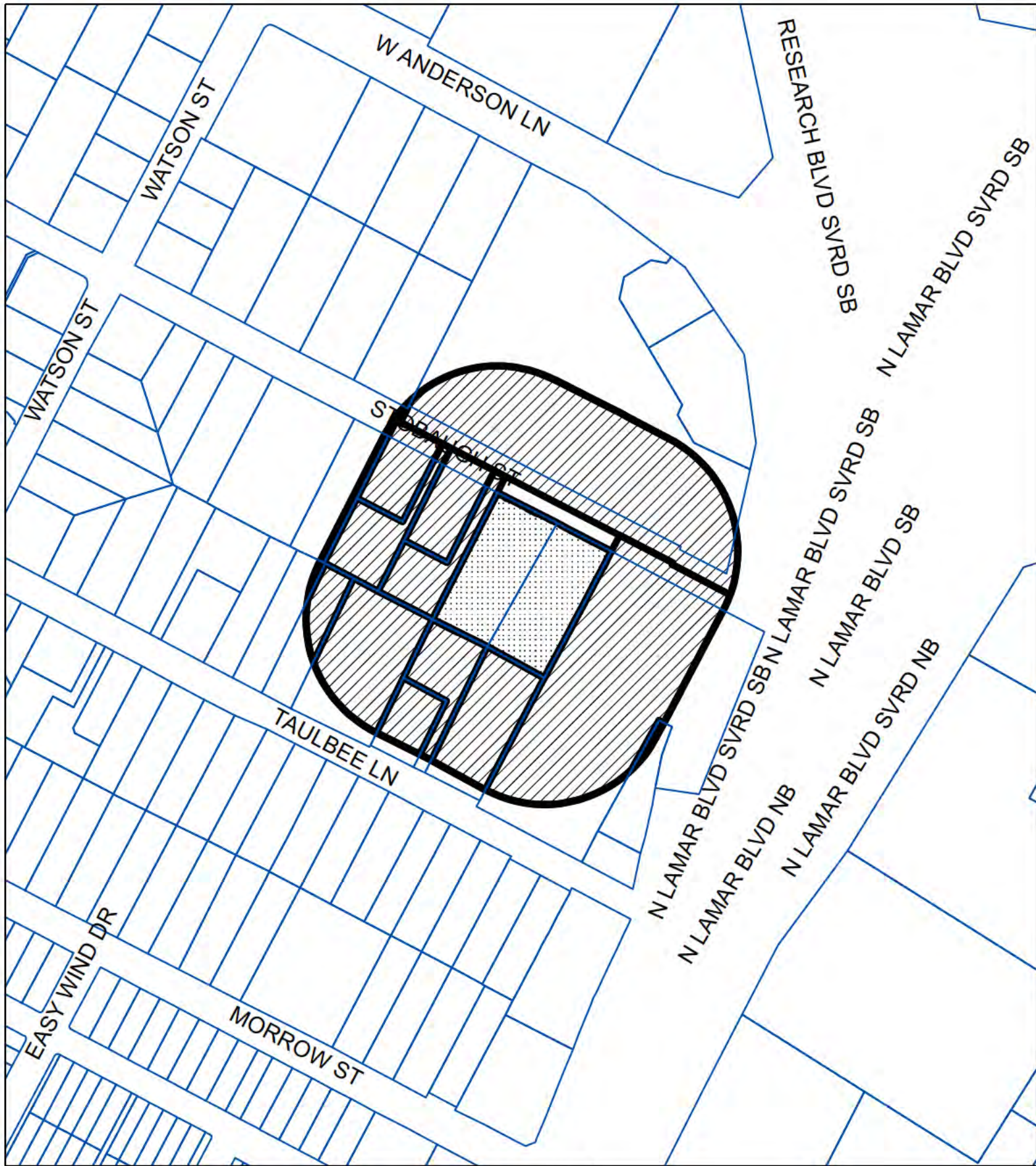
Date: 8/5/2021

Total Square Footage of Buffer: 296205.5884

Percentage of Square Footage Owned by Petitioners Within Buffer: 29.95%

square footage is

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0235100745	904 TAULBEE LN 78757	CAMPBELL JOSH J & ANGELA K	no	7330.79	0.00%
0234110304	7702 N LAMAR BLVD 78752	CTT HOLDINGS LLC	no	638.29	0.00%
0235100712	910 TAULBEE LN AUSTIN 78757	DIEP BRANDON HUNG	yes	25640.70	8.66%
0234110308	7720 N LAMAR BLVD 78752	HARDEMAN FAMILY JOINT VENTURE	no	81534.71	0.00%
0235100722	917 STOBAUGH ST AUSTIN 78757	JANECKA EVELYN I	yes	1557.73	0.53%
0235100823	911 W ANDERSON LN 78757	LAMAR GATEWAY REALTY LTD ETAL	no	86230.85	0.00%
0235100819	918 STOBAUGH ST 78757	LEE HONG	no	283.06	0.00%
0235100719	916 TAULBEE LN AUSTIN 78757	MINEAR JOHN G & SUSAN E MINEAR	yes	400.80	0.14%
0235100735	900 TAULBEE LN 78757	MULTIPLE OWNERS	no	20034.11	0.00%
0235100718	914 TAULBEE LN 78757	ROSS SUSAN D	no	5700.97	0.00%
235103501	911 Stobaugh St	Benton/Cordoba	yes	12586.32	4.25%
0235103901	909 Stobaugh St	Mehdizadegan/Rivera	yes	11972.83	4.04%
0235102701	913 Stobaugh Street Condos	Dixon/Korman	yes	13224.40	4.46%
0235102801	915 Stobaugh Street Condos	Temple/Von Der Gruen	yes	11313.97	3.82%
0235104301	902 Taulbee Ln	Shell/Sweet	yes	12029.23	4.06%
Total				290478.75	29.95%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2021-0055

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1" = 200'

P E T I T I O N

OCC RECEIVED AT
JUN 4 '21 AM 10:06

Date: 5-26-2021

File Number: C14-2021-0055

Address of

Rezoning Request: 901 and 907
Stobaugh

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current zoning of the subject property.

The proposed rezoning would allow for large scale development inconsistent with the character of the surrounding residential properties. A dramatic increase in population density would necessarily result in increased vehicle traffic in an area with insufficient road infrastructure that we simply can not handle. Many properties have not updated their lots to accommodate sidewalks, requiring pedestrians and children to use the road to get to school, ride bikes and walk to activities. The concern is that a drastic increase in traffic will lead to an increased risk of accidents, injuries and fatalities. The current zoning of SF-3 is more than sufficient to allow for reasonable development of the subject property consistent with the character of the neighborhood, and would preserve the single-family character of the Crestview neighborhood plan. Insufficient parking could further exacerbate the foregoing concerns around traffic and safety.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Amy C. Olsen

Amy Olsen

913 Stobaugh B. Austin, TX

Sean Benton

Sean Benton - HOA Director

911 Stobaugh, Unit 1, Austin, TX

Ainsley Benton

Ainsley Benton

911 Stobaugh, Unit 1, Austin, TX

DAND DIXON

DAND DIXON - PRESIDENT

913 Stobaugh, Unit B, Austin, TX

Chris Vander Grien

913 STOBAGH ST. CONDOMINIUM

OWNERS' ASSOCIATION

Mary Temple

Chris Vander Grien,
President, 915 Stobaugh St. Landos

915 Stobaugh St.

John Garret Minner

Mary Temple

Austin TX 78757

John Garret Minner

John Garret Minner

915 Stobaugh #A

John Garret Minner

John Garret Minner

907 Taulbee Ln #1

John Garret Minner

John Garret Minner

916 Taulbee Lane 78757

P E T I T I O N

Date: 5-26-2021

File Number: 14-2021-0055

Address of

Rezoning Request: 901 & 907 Stobaugh St.
Austin, TX 78757

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

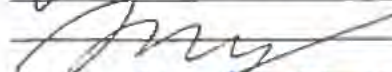
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Address



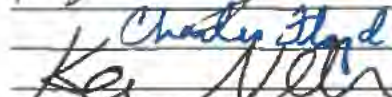
JACK TEMPLE - Property owner

915 ~~ST~~ STOBAUGH #A



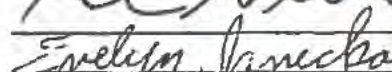
David Cindaba

911 Stobaugh #B



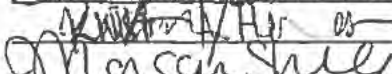
Iden Mehdizadeh

909 Stobaugh #B



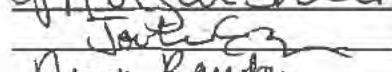
Charles Floyd

900 Taulbee Lane #105



Keivan Neshvadian

909 Stobaugh unit 2



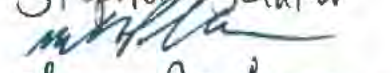
Evelyn Janicka

917 Stobaugh



KRISTIN A. HERNANDEZ

900 Taulbee Ln Apt 1106



Morgan Shell

902 Taulbee Lane Unit 2



JOVITA EZEKWOFOR

900 Taulbee Ln #106



Nisha Ramchand

900 Taulbee Ln. #104





900 Taulbee Ln Apt 110



Michael Polachev

900 Taulbee Ln. #111



SARA TAUBMAN

900 Taulbee Ln. #111

P E T I T I O N

Date: 5-26-2021

File Number: C14-2021-0055

Address of

Rezoning Request: 9015907 Stobaugh St.
Austin, TX 78757

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current zoning of the subject property.

The proposed rezoning would allow for large scale development inconsistent with the character of the surrounding residential properties. A dramatic increase in population density would necessarily result in increased vehicle traffic in an area with insufficient road infrastructure that we simply can not handle. Many properties have not updated their lots to accommodate sidewalks, requiring pedestrians and children to use the road to get to school, ride bikes and walk to activities. The concern is that a drastic increase in traffic will lead to an increased risk of accidents, injuries and fatalities. The current zoning of SF-3 is more than sufficient to allow for reasonable development of the subject property consistent with the character of the neighborhood, and would preserve the single-family character of the Crestview neighborhood plan. Insufficient parking could further exacerbate the foregoing concerns around traffic and safety.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Anthony Rivera
Daniel Korman

Printed Name

Anthony Rivera
Daniel Korman

Address

9015 Stobaugh St. Unit 1, 78757
213 Stobaugh St #1A 78757

Helen Kelley-Bass

Date: 5-26-2021

Contact Name: Helen Kelley-Bass

Phone Number: (806) 681-2754

ms.helen.kelley@gmail.com

BOARD OF DIRECTORS MEETING MINUTES
913 STOBAUGH STREET CONDOMINIUMS
OWNERS' ASSOCIATION

A regular meeting of the Board of Directors of the 913 Stobaugh Street Condominiums Owners' Association was held on May 13, 2021 at 6:00 PM in Austin, Texas.

The purpose of the meeting: To discuss the proposed rezoning of the properties at 901 and 907

Stobaugh Street.

I. QUORUM. A quorum was declared present based on the presence of the following Directors:

- President: David Dixon

- Secretary/Treasurer: Daniel Korman

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the unanimous vote of the Directors entitled to vote (unless a higher voting approval is stated).

II. AUTHORIZATION OF CORPORATE ACTION. The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:



- It was unanimously decided, among the directors present, that the 913 Stobaugh Street

Condominium Owners' Association shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

There being no further business, the meeting was duly adjourned.

These Minutes are certified by 913 Stobaugh Street Condominium Owners' Association's President.

This meeting minutes is executed and agreed to by:

 DAVID DIXON  DANIEL KORMAN

MINUTES OF THE BOARD OF DIRECTORS MEETING
DIRECTORS OF 915 STOBAUGH STREET CONDOMINIUMS

A meeting of the Board of Directors of the above condominium association was held on May 16, 2021 at 5:00 PM in Austin, Texas.

The purpose of the meeting: To discuss the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

I. QUORUM. A quorum was declared present based on the presence of the following Directors:

- Director: Mary Temple
- Director: Jack Temple
- Director: Shannon Stagner
- Director: Christopher von der Gruen

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the unanimous vote of the Directors entitled to vote (unless a higher voting approval is stated).

II. AUTHORIZATION OF CORPORATE ACTION. The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:

- It was unanimously decided, among the directors present, that the 915 Stobaugh Street Condominiums shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

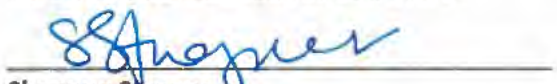
There being no further business, the meeting was duly adjourned.

These Minutes are certified by 915 Stobaugh Street Condominiums Secretary, Mary Temple.

This Corporate Minutes is executed and agreed to by:



Chris von der Gruen
President, 915 Stobaugh Street Condominiums
Co-owner, 915 Stobaugh Street, Unit B



Shannon Stagner
Director
Co-owner, 915 Stobaugh Street, Unit B



Mary Temple
Secretary, 915 Stobaugh Street Condominiums
Co-owner, 915 Stobaugh Street, Unit A



Jack Temple
Director
Co-owner, 915 Stobaugh Street, Unit A

MINUTES OF THE BOARD OF DIRECTORS MEETING DIRECTORS OF 909 STOBAUGH CONDOMINIUM ASSOCIATION

The purpose of the meeting:

A meeting of the Board of Directors of the above homeowner's association was held on to discuss the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

I. QUORUM.

A quorum was declared present based on the presence of the following Directors:

Director: Iden Mehdizadegan

Director: Anthony Rivera

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the unanimous vote of the Directors entitled to vote (unless a higher voting approval is stated).

II. AUTHORIZATION OF CORPORATE ACTION.

The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:

It was unanimously decided, among the directors' present, that the **909 Stobaugh Condominium Association** shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

There being no further business, the meeting was duly adjourned.

These Minutes are certified by the **909 Stobaugh Condominium Association's** Directors.

By: 

Iden Mehdizadegan

Date: 5/20/21

By: 

Anthony Rivera

Date: 5/24/21

PETITION

Date: 5-26-2021

File Number: C14-2021-0055

Address of

Rezoning Request: 9019907 Stobaugh Rd.
Austin, TX 78757

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than the current zoning of the subject property.

The proposed rezoning would allow for large scale development inconsistent with the character of the surrounding residential properties. A dramatic increase in population density would necessarily result in increased vehicle traffic in an area with insufficient road infrastructure that we simply can not handle. Many properties have not updated their lots to accommodate sidewalks, requiring pedestrians and children to use the road to get to school, ride bikes and walk to activities. The concern is that a drastic increase in traffic will lead to an increased risk of accidents, injuries and fatalities. The current zoning of SF-3 is more than sufficient to allow for reasonable development of the subject property consistent with the character of the neighborhood, and would preserve the single-family character of the Crestview neighborhood plan. Insufficient parking could further exacerbate the foregoing concerns around traffic and safety.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Anthony Rivera
Brandon Diep

Printed Name

Anthony Rivera
Brandon Diep

Address

901 Stobaugh St. Unit 1 78757
213 Stobaugh St #A 78757
910 Taulbee Ln

**MINUTES OF THE
BOARD OF DIRECTORS MEETING
DIRECTORS
OF
902 TAULBEE HOA, Inc.**

A regular meeting of the Board of Directors of the above home owners association was held on June 17, 2021 at 6:30 PM in Austin, Texas.

The purpose of the meeting: To discuss the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

I. QUORUM. A quorum was declared present based on the presence of the following Directors:

- Director: John Sweet
- Director: Morgan Shell

The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the unanimous vote of the Directors entitled to vote (unless a higher voting approval is stated).

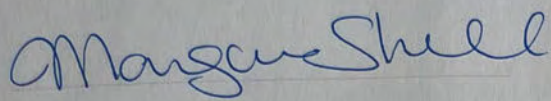
II. AUTHORIZATION OF CORPORATE ACTION. The Officers and Directors were authorized to take all actions and to sign all documents reasonably needed to:

- It was unanimously decided, among the directors present, that the 902 Taulbee HOA, Inc. shall protest the proposed rezoning of the properties at 901 and 907 Stobaugh Street.

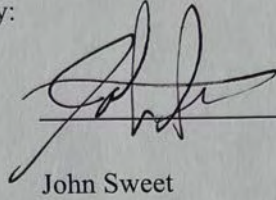
There being no further business, the meeting was duly adjourned.

These Minutes are certified by 902 Taulbee HOA, Inc.'s Directors.

This Corporate Minutes is executed and agreed to by:



Morgan Shell
morgancshell@gmail.com
June 18, 2021


John Sweet

STATE OF TEXAS

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COUNTY OF TRAVIS

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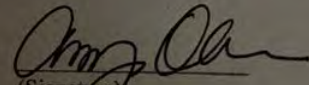
I have been a resident of Crestview for 1 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, my children skateboard and ride bikes on Stobaugh. Adding that many additional units would make our residential street too busy for a safe activity. Many of the lots here have 2-4 homes which seems reasonable, but adding a zoning of up to 54 units on 901 & 907 is excessive.

My name is Amy Carisa Olsen, my date of birth is 3/13/1978, and
(First) (Middle) (Last)
my address is 913 Stobaugh #B, Austin, TX 78757, and U.S.A. I declare
(Street)

under penalty of perjury that the foregoing is true and correct. Executed in Travis County,

State of Texas, on the 27 day of April, 2021.


(Signature)

STATE OF TEXAS

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COUNTY OF TRAVIS

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I have been a resident of Crestview for _____ years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, _____

I do not think these properties should be rezoned from the existing SF-3. Across the neighborhood, density is

rapidly being added without the need for rezoning. This block alone has added around 10 units in the last 5 years.

These lots could contain 15 or more units of housing, without the need for a new zoning classification.

Leave them alone at SF-3, and maintain the natural 'character' of the neighborhood. Crestview is actively

becoming denser as-is. My personal property sits on a lot that now has 3 properties where one once sat. I

am not against adding density, just doing it within reason.

My name is Nicholas Timothy Bass, my date of birth is 12/12/1986, and
(First) (Middle) (Last)

my address is 1005 Stobaugh St, Austin, TX 78757, and U.S.A. I declare
(Street)

under penalty of perjury that the foregoing is true and correct. Executed in Travis County,

State of Texas, on the 30th day of April, 2021.

Nick Bass



(Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response. If you'd prefer to send yourself, you can email this declaration to: Maureen.meredith@austintexas.gov.

STATE OF TEXAS

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COUNTY OF TRAVIS

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I have been a resident of Crestview for over 5 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, I cherish my relationships with my neighbors. I frequently watch college football with my neighbors, lose to them at bridge, and if you can believe it, we actually borrow eggs and sugar from each other. Some neighbors have become such good friends, that I think of them like extended family. They are who I entrust to care for my puppy dog, Hank, and who I go to for advice on everything from native plants to career decisions. They are there to celebrate life's happy milestones like births, graduations and marriages, and also there for life's difficult ones like the death of a parent, a cancer diagnosis or a natural disaster. During Winter Storm Uri, when the power was out for days, my husband provided a neighbor with our back-up generator so that she could utilize a necessary medical device, and another neighbor was kind enough to share some wild game with us as our food stores were running low and the roads remained impassible. As amazing as this is, it's not unique. Yesterday, we had a neighborhood meeting attended by thirteen (13) people in the pouring rain. After the meeting a neighbor shared a story that when the power went out on his side of the condo, their next door neighbors invited his family over. Then, when that next door neighbor lost power, and his side of the condo gained power, they all went over to the other side to stay warm

together. This street is made up of neighbors who care for each other and who are there for each other. We are not merely a track of land to be rezoned without regard to the impact that it will have on our lives. The American dream is to own a home, and so apartments are for most people a temporary residence, not a place where they are looking to build a life. We want neighbors who share our vision of what a home in a community means.

We are more than willing to welcome into our neighborhood the maximum number of families allowed under the current zoning designation of SF-3, established by Ordinance No. 040401-Z-2 that was adopted after significant neighborhood outreach and input was received by the neighborhood planning team. Moreover, as described in the May 2021 edition of the Crestview Neighborhood Association Newsletter, the Neighborhood Association made a good faith effort with the owner of one of the tracks and even reached an agreement in principle before they backed out of the deal. CNA Newsletter at 4. The developer has made no effort to meet with the affected neighbors, and worse, has made several misleading statements to near-by residents about the real size and scope of their project. Adding fifty-four (54) units would drastically change the appearance and feel of the neighborhood, and further push families out into the suburbs which has a negative effect on Austin's public schools and the city's overall traffic.

It's important to note that most of the nearby businesses along Lamar are car centric (a car rental, an auto body repair, a car detail and a used car dealership), and so there is an abundance of car traffic in and around the neighborhood already. Additionally, the soccer and baseball fields at North Austin Optimist Park, two blocks down on

Morrow Street, create heavy traffic throughout the neighborhood during rush hour when games and practices are also scheduled. Adding fifty-four (54) units, whose occupants are most likely to be drivers, to an over-burdened area is dangerous and irresponsible. Those who want to use the light rail or bus system are far more likely to live in one of the eleven (11) large apartment complexes (Argosy at Crestview, Club Midtown, Crestview Commons, Crestview Station Apartments, Highland flats, Midtown Commons, Midtown Flats, St. John Studios, St. Johns West, The Joplin at Crestview Apartments or The Magnolia at Crestview) that are closer to the Crestview Station than these proposed units, which are about a mile away. Even if they were sometimes public transportation users it is inescapable that people need things and to go places. Just because they may not have a car, or a place to park their car, doesn't mean that traffic isn't going to exponentially increase in the area by going from twenty (20) homes to seventy-two (72). CNA Newsletter at 4. There are going to be car sharing app drivers picking them up and dropping them off, food delivery, grocery delivery and other online shopping purchases being delivered in large vans. Transient young persons, like college students, are also apt to rent out their apartments when they are away, and short term rentals are notorious for noise and other use issues that are incompatible with a family neighborhood like ours.

I expect the rules to apply equally whether one is a developer with deep pockets or a regular person. When you buy a home where you plan to raise your children, maybe even allow them to ride their bike to school on their own someday, it's unimaginable that your elected officials would allow traffic on your block to almost triple overnight by changing the zoning, especially when the City of Austin's Future Land Use Map for the

Crestview/Wooten Neighborhood Planning Area designates the tracks and 901 and 907 Stobaugh to remain single family, and for the commercial properties fronting Lamar to become mixed use. Why does the city have a long term development plan if they are going to keep making decisions that are contrary to that plan which regular people relied on when they made the largest purchase they are likely to ever make in their life? How can we trust any designation that may be made going forward? After going door to door to speak to my neighbors about this proposed project, I was surprised that most had no idea this was going on, so I requested the notice mail-out list and found that the ten (10) closest residential addresses were not on that list. This is unacceptable. I am disappointed in the city of Austin for breaking its promises to its citizens, for not having the foresight to require new developments like Mueller, The Grove and the former Huntsman Petrochemical site to be denser so that existing single family neighborhoods could be left in peace and for caring more about a single LLC's land rights than those of every other person in the neighborhood. If density or affordability was the city's true aim, then they would have made it a priority in every new development, and clearly that is not the case. I take being a good neighbor seriously; I believe we all should because that is how we will build a city worth calling home.

My name is Helen Emily Kelley-Bass, my date of birth is November 22, 1985, and my address is 1005 Stobaugh Street, Austin, TX 78757, and U.S.A. I declare under penalty of perjury that the foregoing is true and correct. Executed in Travis County, State of Texas, on the 30th day of April, 2021.

A handwritten signature in blue ink that reads "Helen Kelley-Bass". The signature is written in a cursive, flowing style with a horizontal line underneath the name.



Available online at www.crestviewna.com

CRESTVIEW

NEIGHBORHOOD ASSOCIATION

NEWSLETTER

Hand-delivered on recycled paper to over 2,400 homes and local businesses

MAY 2021

Thoughts on Strong Mayor Issue From Three Previous Austin Mayors

We have included several pieces about the strong mayor proposition over the course of the past few months. As we go to the polls this May, we'll leave you with some last thoughts expressed by three of Austin's past mayors:

As three former Mayors of Austin, all of whom served as city council members prior to being elected to the top office in the city, we strongly oppose Proposition F.

If successful at the polls on May 1, this devastatingly dangerous proposition would change Austin from a council-manager form of government to a strong mayor structure.

Most people who have served as mayors of any city would admit, if pressed, that they would have loved to have had more power while in office. The lure of autocracy is strong! Fortunately, our city charter ensures that that can't happen. The council-manager form of government is the most representative, democratic and accountable system imaginable. Numerous checks and balances are built into it, and tremendous access for the public is guaranteed.

A switch to strong mayor would mean one person holds



the city. This is a situation ripe for cronyism and backroom dealing.

Please join us in rejecting Proposition F. Vote NO on strong mayor.

Sincerely,

The Hon. Lee Cooke, Austin City Council, 1977-1981; Mayor of Austin, 1988-1991

The Hon. Lee Leffingwell, Austin City Council, 2005-2009; Mayor of Austin, 2009-2015

The Hon. Ron Mullen, Austin City Council, 1977-1983; Mayor of Austin, 1983-1985

(Reprinted with permission)

all the cards in municipal government. He or she would have the enormous power of a veto; they would not have to attend council meetings; and they could appoint (and fire) the heads of every department in

Overview of the Propositions on the May 1st Special Election Ballot

Proposition A: Would require the city and the Austin Fire Department's local union to enter into arbitration if they can't hammer out an agreement over labor contracts.

Proposition B: Would prohibit public camping, sitting or lying down on a public sidewalk, or sleeping outdoors in and near Downtown and the UT-Austin area. Opponents of the proposition say Prop B criminalizes homelessness. Supporters say the current policies adversely affect public health and safety issues as camps have cropped up throughout Austin.

Proposition C: Would transfer the power to appoint and remove the director of the Office of Police Oversight from the city manager to the city council. If approved, the proposition would set up a framework for an independent office led by an appointed director.

Proposition D: Would move the date of Austin's mayoral election to presidential election years. If the proposition passes, whomever is elected after Mayor Steve Adler's term expires in 2022 would serve a two-year term, and then another election would be held in 2024. Supporters say this would increase voter turnout. Opponents say that it would overshadow local elections and issues because of the unbalanced focus on national politics in presidential years.

Proposition E: Would allow ranked-choice voting in city elections. A ranked-choice voting system allows people to vote for multiple candidates in order of preference (the voter

specifies first, second and third choice for each position, or more as needed). Supporters say this would save money on run-offs. Opponents feel it may be confusing to many voters and would not necessarily save money as elections are often held for other offices than city elections anyway. Currently, it is illegal under state law.

Proposition F: Would change Austin's form of government from "council-manager" to "mayor-council," also known as "strong-mayor." If passed, this would eliminate the position of city manager. The mayor would not have a vote on City Council but would have the authority to veto council decisions. (see the Crestview Newsletters for January through April for more on this proposition. <https://crestviewna.com/>)

Proposition G: Would create an 11th City Council district. If Prop F passes, the mayor would become a nonvoting member of City Council, and an 11th single-member district would prevent potential 5-5 deadlocks. If passed, Prop G would go into effect even if Prop F failed, raising the possibility of 6-6 deadlocks.

Proposition H: Would establish a public campaign-finance program providing up to two \$25 vouchers to all registered voters, who could then contribute the vouchers to their preferred candidates for city office.

■ Election day: Saturday, May 1.

■ In-person early voting: April 19-27.

Zoning & Redevelopment In & Around Crestview

Here are a few of the zoning and redevelopment cases that will significantly change the landscape in our community.

7113 Burnet Road

This is the 4.3-acre site of the former Dallas Nightclub and currently home to The Local Post Pub. The existing zoning is primarily commercial on the western end with a height limit of 60 feet, while the portion on the east end farthest from Burnet Road is zoned office, with a reduced height limit of 40 feet where it is closest to the homes along Hardy Drive and Hardy Circle. The rezoning request is for the entire site to be zoned MF-6 which has no limit on the number of apartment units and allows heights of up to 90 feet, making it potentially the highest structure between downtown and The Domain. Located mid-block, access to the site is limited, and the applicant has said that they have an agreement with the adjoining center to the north to use their driveway and have access to the signal light at Greenlawn Parkway. In a prior zoning change request last year that was withdrawn, city staff cited lack of access as a concern and recommended a more moderate zoning of MF-4 which would cap the number of units at 232 and limit the height to 60 feet. City staff has not yet issued their recommendation on this year's zoning request. CNA's main concerns involve the height issue, both the total height and the height closest to the homes on Hardy Drive and Hardy Circle that back up to the property. Currently, nothing can be built within 50 feet of the property line affording some protection to the adjoining homes, but the new zoning request cuts that to 25 feet. Fortunately, compatibility standards apply and limit the height closest to the single-family homes with increasing heights farther away. CNA is working to minimize the building height closest to the homes and at the same time, limit the total height. Thus far, the applicant has indicated that they would follow compatibility standards and limit the overall height to 75 feet, but they have not committed anything in writing. Likewise, their current plan calls for 330 apartment units, but the requested zoning of MF-6 doesn't have an upper limit.

901 & 907 Stobaugh Street

Located at the northeast corner of Crestview, both of these lots are zoned SF-3, and each has a single-family home on it, the one at 901 dating back to 1924. Last year, the owner of 901 approached CNA proposing to build six to

eight units. An agreement was reached in principle to allow that development. However, the owner walked away before finalizing the arrangement. They've returned, along with the adjacent landowner of 907 Stobaugh, and submitted a zoning change request for both lots to MF-4, a multi-family zoning category that would allow up to a total of 54 units on the combined properties with an allowable height of 60'. The impervious cover limit, now at 45%, would jump to 70%. There are 20 homes on this block of Stobaugh and this up zoning could increase that number to 72. Aside from the towering height, neighbors are also concerned about the additional traffic and parking issues.

2001 & 2013 W. Anderson Lane

This large lot is currently occupied by Genuine Joe's and Evin's Personnel Consultants and zoned as a community commercial district. The rezoning request is to add a Vertical Mixed Use component that would allow redevelopment including residential uses and more flexible development requirements. Additional information will be provided as it becomes available.

2711 W. Anderson Lane

You may have noticed that site work has started on this five-story, 320-unit apartment complex located on the southwest corner of Northcross Drive and Anderson Lane. With the former Chase Bank and office building demolished, construction has begun on the 300,000 square foot mixed-use building called 27 Eleven Apartments. When completed, it will include a two-story subterranean parking garage for residents.

5700 Grover Ave

Rezoning of the property housing the Dart Bowl has been initiated and the applicant is asking for MF-6 zoning for the 4.1-acre tract. But while the zoning would allow for a 90-foot height, the developer is planning a four-story building with a height of 40 feet.

Threadgill's

Close by at 6416 N. Lamar is the former Threadgill's restaurant, an Austin institution. While little is known at this time, a site plan currently under review by city staff calls for a mixed-use project including residential, office and retail on the roughly one-acre property.

The Frisco Shop

Located at 6801 Burnet Road, The Frisco Shop closed in 2018 and the property was sold last fall for redevelopment. Currently planned for the site is a five-story, 314-unit apartment complex with a six-level parking garage.



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Laurie Janss

Our Neighborhood Realtor!

Crestview Owner/Resident for 30+ years

Office: (512) 328-5151 • Mobile (512) 423-6963



Email: Lajanss53@gmail.com



**DANCE
DISCOVERY**

Burnet/Anderson Ln.

512.419.7611 www.DanceDiscovery.com

STATE OF TEXAS

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COUNTY OF TRAVIS

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I have been a resident of Crestview for 2 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, as parents of a small child, I have particular concern around an increase in density to the area, the resulting increase in traffic, and the safety concerns associated with the overall increase in population on this street. I'm also concerned about negative impacts on property value to homes on this block of Stobaugh.

My name is Chris van der Groot, my date of birth is 11/1/1981, and
(First) (Middle) (Last)
my address is 915 Stobaugh, Unit B, Austin, TX 78757, and U.S.A. I declare
(Street)
under penalty of perjury that the foregoing is true and correct. Executed in Travis County,
State of Texas, on the 28th day of April, 2021.


(Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response.
If you'd prefer to send yourself, you can email this declaration to: Maureen.meredith@austintexas.gov.

STATE OF TEXAS

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COUNTY OF TRAVIS

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I have been a resident of Crestview for 2 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, as a young family with a preschooler,
I worry about the increased usage of our
street for vehicle traffic where kids and
their friends play. We are all for density—
we live now on a previously divided lot and
have benefited from the changing land use,
but we strongly encourage the city/county
to approve the smaller zoning previously
under consideration. Thank you.

My name is Shannon Stagner, my date of birth is 10/11/81, and
(First) (Middle) (Last)
my address is 915 Stobaugh, Unit B Austin, TX 78757, and U.S.A. I declare
(Street)

under penalty of perjury that the foregoing is true and correct. Executed in Travis County,
State of Texas, on the 28th day of April, 2021.

SStagner
(Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response.
If you'd prefer to send yourself, you can email this declaration to: Maureen.meredith@austintexas.gov.

STATE OF TEXAS

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COUNTY OF TRAVIS

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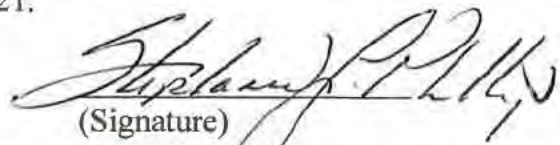
I have been a resident of Crestview for 34 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, _____

My name is Stephanie Laura Phillips, my date of birth is 10/27/1955, and
(First) (Middle) (Last)
my address is 1001 Stobaugh St., Austin, TX 78757, and U.S.A. I declare
(Street)

under penalty of perjury that the foregoing is true and correct. Executed in Travis County,

State of Texas, on the 27 day of April, 2021.


(Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response.
If you'd prefer to send yourself, you can email this declaration to: Maureen.meredith@austintexas.gov.

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

I have been a resident of Crestview for 25 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, _____

My name is Takis Petropoulos, my date of birth is _____, and
(First) (Middle) (Last)
my address is 1002 Stobaugh St., Austin, TX 78757, and U.S.A. I declare
(Street)

under penalty of perjury that the foregoing is true and correct. Executed in Travis County,

State of Texas, on the 29th day of April, 2021.



(Signature)

Please return to 1005 Stobaugh, so I can scan and submit to the city as a unified neighborhood response. If you'd prefer to send yourself, you can email this declaration to: Maureen.meredith@austintexas.gov.

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

I have been a resident of Crestview for 22 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly. Additionally, _____

My name is DAVID STUART DIXON, my date of birth is 8/27/71, and
(First) (Middle) (Last)
my address is 713 STOBAUGH, UNIT B, Austin, TX 78757, and U.S.A. I declare
(Street)
under penalty of perjury that the foregoing is true and correct. Executed in Travis County,
State of Texas, on the 25th day of April, 2021.


(Signature)

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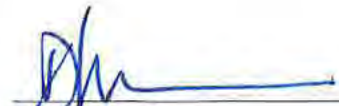
I have been a resident of Crestview for 6 years, and I am opposed to the rezoning of 901 & 907 Stobaugh St. from SF-3 to MF-4 because it will change the character of my neighborhood, is contrary to the neighborhood plan and will increase traffic significantly.

Additionally, _____

My name is Deepa L KURIAN, my date of birth is 5.15.77, and
(First) (Middle) (Last)
my address is 1003 Stobaugh St, Austin, TX 78757, and U.S.A. I declare
(Street)

under penalty of perjury that the foregoing is true and correct. Executed in Travis County,

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(Signature)

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17/07/2021 10:00:00 AM - 10:00:00 AM

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17/07/2021 10:00:00 AM - 10:00:00 AM

From: [Thomas Ross](#)
To: [Graham, Mark](#)
Subject: Case number C14-2021-0055
Date: Wednesday, July 14, 2021 11:05:28 AM

*** External Email - Exercise Caution ***

I'm adamantly OPPOSED to this maximum density project. The amount of traffic and vehicles per unit would be incredibly taxing on our neighborhood.

Regards,

Thomas Ross
1008 Taulbee Lane

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Case Number: C14-2021-0055

Contact: Mark Graham, 512-974-3574

Public Hearing: July 13, 2021, Planning Commission

Valerie Moroz

Your Name (please print)

1009 Taulbee Ln Unit E

Your address(es) affected by this application

[Signature]

Signature

7/14/21

Date

Daytime Telephone: (847) 852 0522

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin, Housing and Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

mark.graham@austintexas.gov

From: [Caitlin M. Ryan](#)
To: [Graham, Mark](#)
Subject: Re: 901&907 Stobaugh case
Date: Thursday, July 22, 2021 10:59:53 AM

*** External Email - Exercise Caution ***

One more thing: This is beyond preference. Stobaugh is only one way out to Lamar. Therefore, anyone who has to access Mopac or 183 must drive west down Stobaugh where people are already taking dangerous, high speed turns coming off of Anderson. This is exactly where my house sits, and it's already a safety issue. Thank you.

On Thu, Jul 22, 2021 at 10:49 AM Caitlin M. Ryan <[REDACTED]> wrote:
Hi Mark,

I just bought the corner property as a single dweller at 1015 Stobaugh St, Austin, TX 78757. It's a condo regime where I live, where one previous single family home is converted into 2 residences. That's how it should be.

I am absolutely terrified by the prospect of adding 54 new units on the east end of Stobaugh and how much it would increase the traffic and safety of those of us (which is everyone) who use the street for our neighborhood health, walks, commuting, children, animals, and much, much more.

We moved to Crestview for a reason, and this is not it. I understand Austin is undergoing a housing crisis, but there is enough room already to develop multiple residences on what are currently single lots without a wildly large 54 units.

Has this passed, and how do I file or be counted among a formal petition? I do not want this to happen, and I want to stay informed. I never would have bought his property if I had known this was a prospect. I appreciate the consideration.

Thank you,
Caitlin

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From: [Matthew Dubin](#)
To: [Graham, Mark](#)
Subject: 901 and 907 Stobaugh Rezoning Case
Date: Thursday, July 22, 2021 12:25:19 PM

*** External Email - Exercise Caution ***

Hi Mark,

My name is Matthew Dubin and I live at 1015 Stobaugh Street, Austin, TX 78757 with Caitlin Ryan. I am writing this letter to communicate my unease about the potential rezoning of properties 901 and 907 to build a 54 unit multi-family housing complex.

My biggest fear with the prospective rezoning is a drastic increase *in unsafe vehicular traffic* – which is already an issue in northeast Crestview at the corner of Watson and Stobaugh (where our house is located).

Stobaugh is classified as a local street and was not designed as a feeder for a 54 unit complex and accompanying car park. Since Stobaugh connects to a one-way southbound North Lamar Blvd, the Watson intersection is already busy with traffic turning north to access Anderson Lane and/or HWY 183. Cars often speed and neglect to fully stop through this corner at all times of the day and I am very fearful to imagine what it will be like with the addition of 54 more households (3x the amount of lots already on the street). It is probably safe to assume that it will be even more dangerous than it currently is.

As a registered architect in the state of Texas, I am very excited about the increase in housing units throughout Austin. I am a firm believer that the only way the city can improve urban sprawl and provide affordable housing is through the development of numerous dwelling options in the downtown corridor. As much as I am on board with the intent of the developer though, I do not think that the east end of Stobaugh is the correct location for this kind of project.

I am more than happy to connect and speak more about this issue. Please feel free to email me or call at (512) 429-2949.

Thank you for your consideration,

Matthew Dubin, AIA, NCARB

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2021-0055

Contact: Mark Graham, 512-974-3574

Public Hearing: July 13, 2021, Planning Commission

Don Shepard
Your Name (please print) ☐ I am in favor
7700 N. Lamar 78752 ☒ I object

Your address(es) affected by this application

Don Shepard 7/4/21
Signature Date

Daytime Telephone: 512-799-0202

Comments: I object to rezoning
901 + 907 Stobaugh to create
an out of character 54 unit
domestic complex in Eastern
Crestview. The proposed
zoning change will amplify
conflict, congestion + noise
problem + ruin quality of
life here.

If you use this form to comment, it may be returned to:

City of Austin, Housing and Planning Department

Mark Graham

P. O. Box 1088, Austin, TX 78767

Or email to:

mark.graham@austintexas.gov

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PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2021-0017.02

Contact: Maureen Meredith, Ph: 512-974-2695

Public Hearing: July 13, 2021 - Planning Commission

☐ I am in favor
☒ I object

Don Shepard
Your Name (please print)

7700 N. Lamar 78752
Your address(es) affected by this application

Don Shepard 7/4/21
Signature Date

Comments: I object to amending
the Crestview/Western neighborhood
plan to allow the hugely
out of character proposed
development at 901 + 907
Stobough. This potential
54 unit domicile complex will
ruin walkability, traffic, + quality
of life in Eastern Crestview

From: [Chip Harris](#)
To: [Meredith, Maureen](#); [Graham, Mark](#); [Mike Lavigne](#)
Subject: Re: Crestview NPCT Rec? - 901 & 907 Stobaugh St
Date: Monday, July 26, 2021 2:35:41 PM

*** External Email - Exercise Caution ***

Maureen,

After a lengthy and thorough discussion and debate at the CNPCT meeting about the proposed NPA and zoning change for 901 & 907 Stobaugh, the following motion was made and approved, and it will serve as the CNPCT's recommendation:

The CNPCT supports sustainable densification of 901 & 907 Stobaugh similar to other nearby properties that have resubdivided but maintained their SF-3 zoning as recommended in the Neighborhood Plan approved by the City Council. The CNPCT opposes the proposed plan amendment to change the property designation from single-family to multi-family and opposes the proposed zoning change from SF-3 to MF-4 or any MF category.

While supporting increased density, many of the meeting participants cited multiple issues that led to their support of the motion, including the magnitude of the change and its effect on a narrow street populated with single-family homes. Additional issues stated included increased traffic, additional street parking impacting the safety of cyclists, pedestrians (many of whom are elderly or children), infrastructure capacity of the city, noise and neighborhood character.

Thank you for conveying this recommendation by the CNPCT to the Planning Commission.

Chip Harris, Facilitator
Crestview Neighborhood Plan Contact Team

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Sent: Thursday, July 1, 2021 9:07 AM

To: [REDACTED] <[REDACTED]> [REDACTED]
<[REDACTED]>

Cc: Graham, Mark <Mark.Graham@austintexas.gov>

Subject: Crestview NPCT Rec? - 901 & 907 Stobaugh St

Crestview NPCT:

Cases NPA-2021-0017.02 and C14-2021-0055 the plan amendment and zoning change applications

for 901 & 907 Stobaugh Street are scheduled for the July 13 PC hearing date. If you'd like your team's letter of recommendation added to the staff case reports, please send it to me and Mark Graham **no later than Tuesday, July 6 at 4:30 pm** which when our reports are due. If we get the letter after that date and time, it will not be in the staff reports but we will submit it as late back-up to the Planning Commission.

Thanks.

Maureen

Maureen Meredith, Senior Planner
City of Austin, Housing & Planning Dept.
Mailing Address: P.O. Box 1088
Austin, Texas 78767
Phone: (512) 974-2695
Maureen.meredith@austintexas.gov

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From: [Meredith, Maureen](#)
To: [Rivera, Andrew](#)
Cc: [Johnson, Ryan](#); [Graham, Mark](#)
Subject: RE: 901-907 Stobaugh Rezoning and NPA
Date: Monday, July 26, 2021 2:20:28 PM

Andrew:

Please post Ryan's comments below as late back-up for the Stobaugh cases on tomorrow's PC agenda.

Maureen

From: Johnson, Ryan [mailto: [REDACTED]]
Sent: Monday, July 26, 2021 1:57 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: 901-907 Stobaugh Rezoning and NPA

*** External Email - Exercise Caution ***

Dear Ms. Meredith,

I am writing to express my deep support of the application for rezoning and neighborhood plan amendments for 901-907 Stobaugh Street (C14-2021-0055, and NPA-2021-0017.02). Rezoning this underutilized property to MF-4-NP as requested by the applicant (or at *the very least* MF-3-NP) will allow for the development of moderately dense housing adjacent to a major corridor, and readily accessible to existing and planned high-capacity transit. This site is bordered on 3 sides by either commercial or multifamily properties and is in an area with high demand for housing. Concerns expressed by a vocal minority of neighbors, such as increased traffic on Stobaugh St., on-street parking, reduced property values, preserving "neighborhood character," and "safety issues" are at best factually incorrect, and at worst shining examples of the outdated and classist thinking typically perpetuated by wealthy, white homeowners at the expense of renters, younger people, minorities, and first-time homebuyers.

Residents of a higher-density development such as this are far more likely to own and use fewer cars per household, meaning a substantial portion of new traffic will take the form of bicyclists, pedestrians, and transit riders. Given this location, it's safe to assume that much of the vehicle traffic will exit toward Lamar, and not drive through the neighborhood. Increased on-street parking has been proven consistently to reduce traffic incidents and improve safety for all users on residential streets – which is largely irrelevant, as current city code requires *way more* on-site parking than most apartment complexes use.

Furthermore, allowing for reasonable amounts of density as proposed, along a major corridor at the edge of a neighborhood, often *increases* nearby property values, as the new residents support local businesses, provide more funding for infrastructure improvements, and increase pedestrian activity. Arguments decrying the loss of neighborhood character are generally accepted to be code for classist and racist tendencies (particularly the exclusion of lower-income and minority residents) –

it's farcical to say that two unremarkable single-family homes lacking sidewalk frontage, with dirt driveways, near major roads and a highway, are critical to good "character." Finally, there is simply no evidence to support the idea that a market-rate apartment development increases crime or decreases safety. If anything, this development would place more "eyes on the street," making it safer than before – especially given that it will increase the number of people walking and biking in the immediate area.

At the end of the day, our city is facing an ever-growing housing crisis. Adding as much density as possible, to as many neighborhoods as possible, is necessary to balance the market, improve long-term affordability, and accommodate the inevitable growth Austin has consistently seen. This site with its transit accessibility, nearby retail and commercial center, and location within the urban core, is exceptionally well-suited to handle the moderate amount of density that MF-4-NP or MF-3-NP zoning would allow. As a lifelong Austinite, and District 7 resident for a decade, I cannot stress how deeply I support the development of more and more small apartment complexes and other moderately dense projects such as this.

Thank you,

Ryan Johnson

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Contact: Mark Graham, 512-974-3574

Public Hearing: July 13, 2021, Planning Commission

Don Shepard
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Comments: I object to amending
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